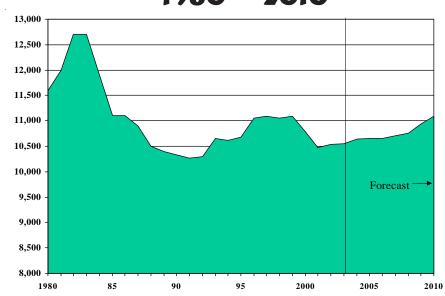
Population Profile

EMERY COUNTY POPULATION 1980 - 2010

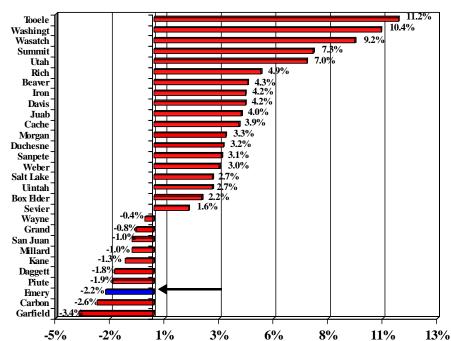
Emery County's total population has experienced ups and downs. The end of the 80s energy boom saw population dip by 19%. Population grew slowly in the 90s, expanding by 5 percent. Continued slow growth is forecast through 2010.



Source: Governor's Office of Planning and Budget.

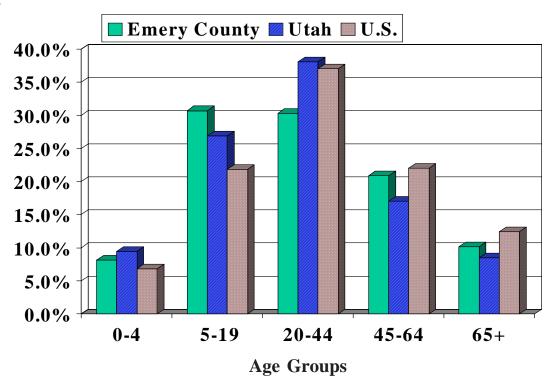
POPULATION GROWTH RATES
BY COUNTY
2000 - 2002

E m e r y County has experienced decreased population growth when compared with Utah's other counties.



Source: U.S. Bureau of the Census.

POPULATION AGE DISTRIBUTION EMERY COUNTY, UTAH & U.S. 2000

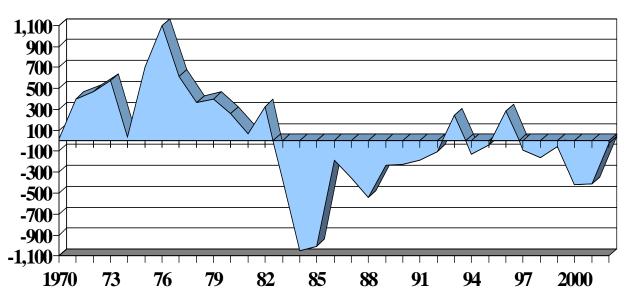


Source: U.S. Bureau of the Census.

Emery County's population profile is similar to the Utah average. Emery County's 20 - 44 year-old population percentage is below that of Utah and the U.S. Conversely, the 5-19 year-old population is substantially higher than that reported for the U.S. and Utah. The older population percentages are slightly above the state average and below the U.S. average.

The county's fluctuating economic growth and educational opportunities outside the area induce many in the prime labor force years of 20 - 44 to leave the area.

POPULATION NET-MIGRATION PATTERN EMERY COUNTY 1970 - 2002



Source: Governor's Office of Planning and Budget.

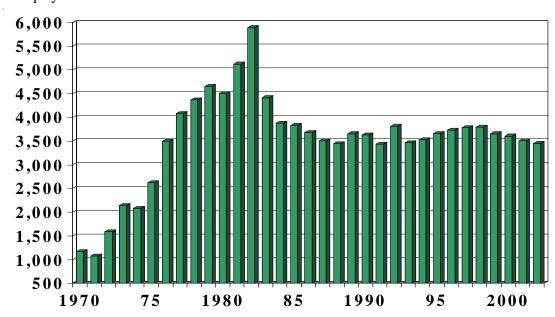
Migration patterns largely mirror the economic performance within the county. The 70s reflect a period of growth due to the energy boom, which induced a period of in-migration. The collapse of the energy industry resulted in persistent out-migration during the 80s. Slow economic growth in the 90s in Emery County kept in-migration at a low level. The contunied economic struggles related to natural resource-based activity have produced more out migration since 1997.

Please note that this is just the migration component of total population. Emery County's population has traditionally grown due to the natural increase (births minus deaths) component. The migration component affects this growth by either accelerating or slowing the speed with which the overall population increases or decreases.



EMERY COUNTY NONFARM EMPLOYMENT 1970 -2002

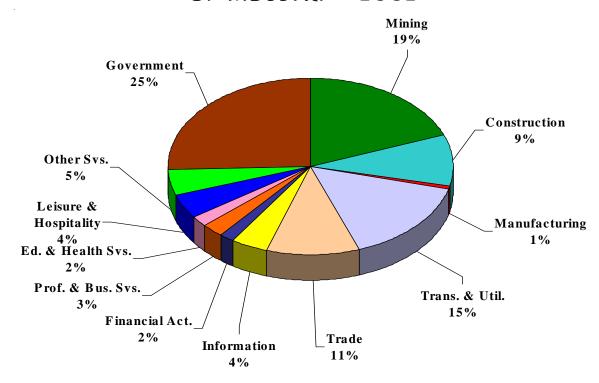
Employment



Source: Utah Dept. of Workforce Services.

Emery County's employment trend over the last 30 years shows expansion in the 70s and early 80s. This period of job growth was fueled by the demand for natural resources. The late 80s saw a sharp drop in employment as the energy boom ended. In the 90s employment has been steady, but not spectacular. The county's economy has slowly begun to diversify, but remains reliant on the health of its resource-based industries.

EMERY COUNTY EMPLOYMENT DISTRIBUTION BY INDUSTRY - 2002

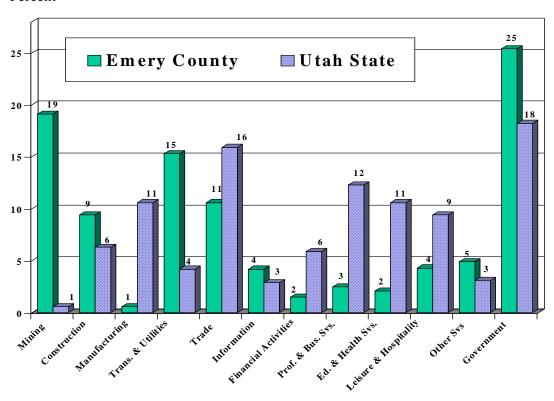


Source: Utah Dept. of Workforce Services.

Four industries account for around 71 percent of employment in Emery County. Government tops the list led by the demand for education and health care. Emery continues to have a significant coal mining industry. Transportation and utilities are also important to the county's economic health. During the decade of the 90's trade expanded as demand for consumer goods increased. Mining for oil and gas reserves has also grown during the 90s.

EMPLOYMENT DISTRIBUTION BY MAJOR INDUSTRY EMERY COUNTY VS. STATE OF UTAH 2002

Percent

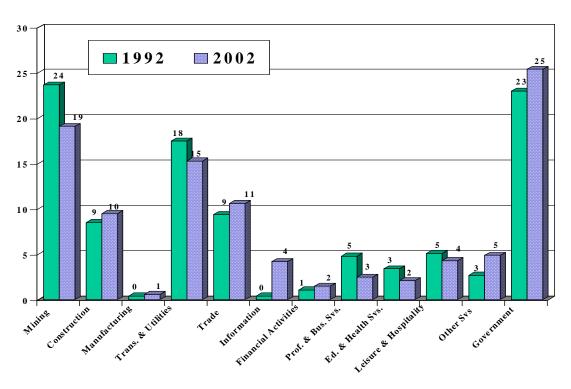


Source: Utah Department of Workforce Services.

The above chart shows the importance of mining and transportation and utilities to Emery County's economy.

CHANGING PERCENT OF EMPLOYMENT BY MAJOR INDUSTRY EMERY COUNTY

Percent 1992*, 2002

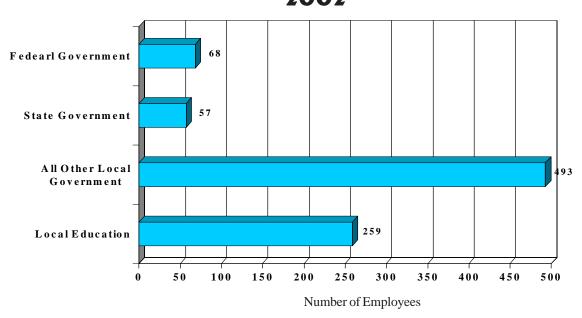


Source: Utah Department of Workforce Services.

* Note: Preliminary 1992 NAICS nonagricultural employment estimate.

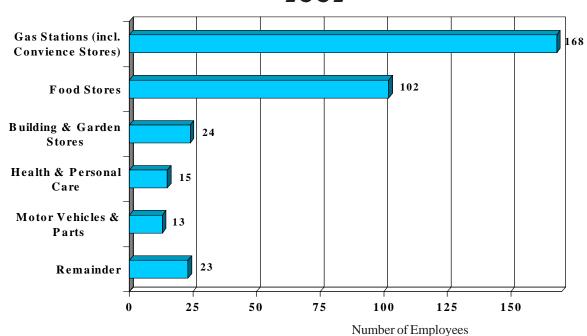
The distribution of employment began to slowly shift in Emery County during the past ten years. Trade, information, construction and government have seen their share of employment rise, while transportation, utilities, and mining have seen their share of employment fall. Trade, government, and information showed the greatest employment gains.

GOVERNMENT EMPLOYMENT DISTRIBUTION EMERY COUNTY 2002



Source: Utah Dept. of Workforce Services.

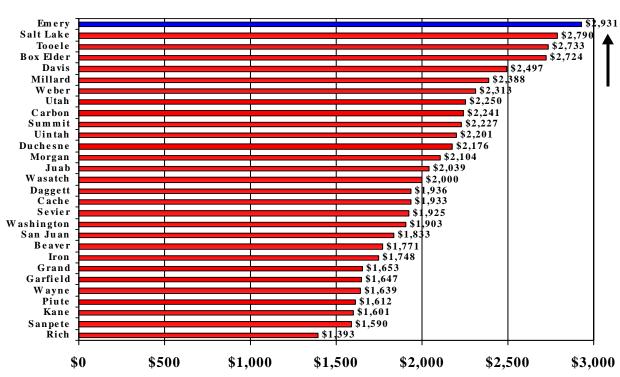
RETAIL TRADE EMPLOYMENT DISTRIBUTION EMERY COUNTY 2002



Source: Utah Dept. of Workforce Services.



2002 AVERAGE MONTHLY WAGE BY COUNTY



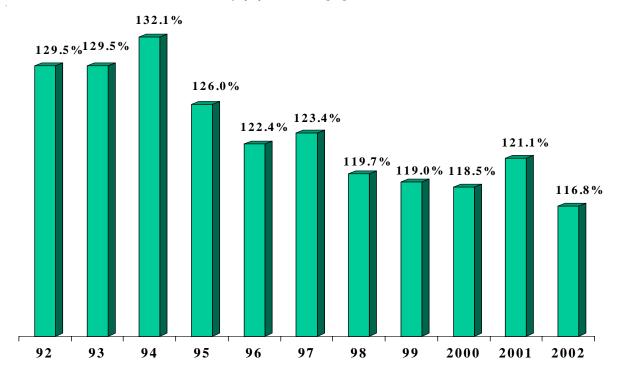
Source: Utah Department of Workforce Services.

Emery County's average monthly wage ranks 1st in the state, thanks largely to the concentration of employment in mining and utilities. Average monthly wages in the county are 117% of the state average of \$2,510.

Emery County Average Monthly Wage 1992 - 2002	
2002	\$2,931
2001	\$2,991
2000	\$2,847
1999	\$2,728
1998	\$2,643
1997	\$2,609
1996	\$2,468
1995	\$2,440
1994	\$2,466
1993	\$2,360
1992	\$2,332

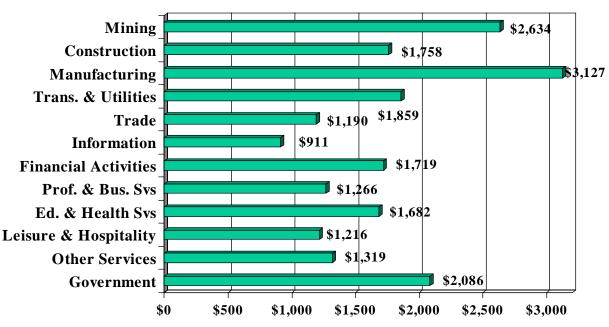
Emery County's average monthly wage is substantially higher than the statewide average. During the 1990's the disparity has narrowed. This reflects the decline in natural resource-based and utility employment during the decade. Growth in trade and recreation, which tend to have lower wages, also occurred during the decade. Construction employment grew, and it tends to have wages around the state average, also helping to narrow the gap between Emery County and Utah.

EMERY COUNTY AVERAGE MONTHLY WAGE AS A PERCENT OF UTAH AVERAGE 1992 - 2002



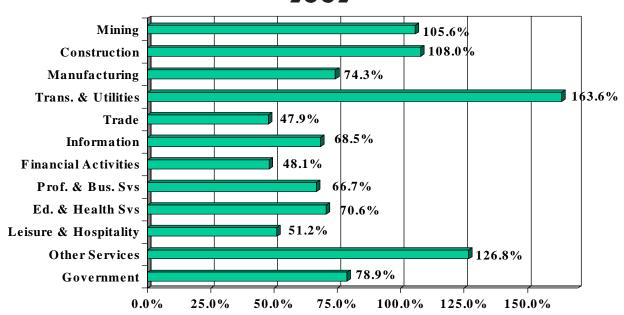
Source: Utah Dept. of Workforce Services.

EMERY COUNTY AVERAGE MONTHLY WAGE BY MAJOR INDUSTRY DIVISION 2002



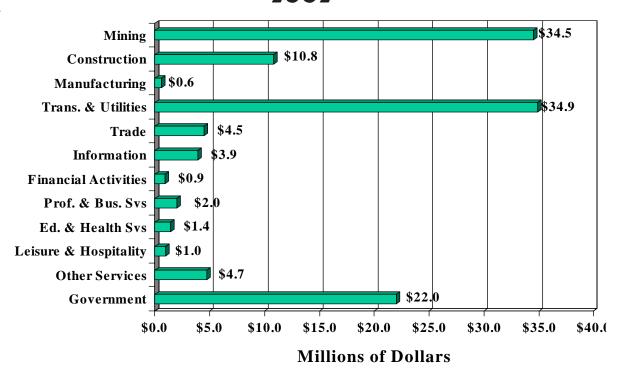
Source: Utah Dept. of Workforce Services.

EMERY COUNTY AVERAGE MONTHLY WAGE BY MAJOR INDUSTRY DIVISION AS A PERCENT OF UTAH AVERAGE 2002



Source: Utah Dept. of Workforce Services.

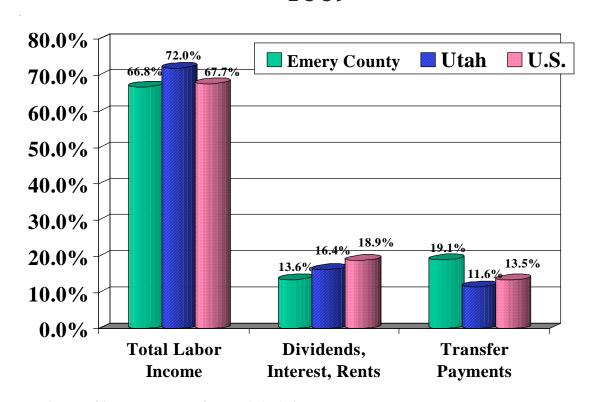
TOTAL WAGES
BY MAJOR INDUSTRY DIVISION
EMERY COUNTY
2002



Source: Utah Dept. of Workforce Services.

When it comes to total wages paid, mining, utilities, and government industries dominate, providing nearly 81 percent of the area's total wages. Wages paid by the mining industry remain a mainstay of Emery County's economy.

DISTRIBUTION OF INCOME SOURCES EMERY COUNTY, UTAH & U.S. 2001

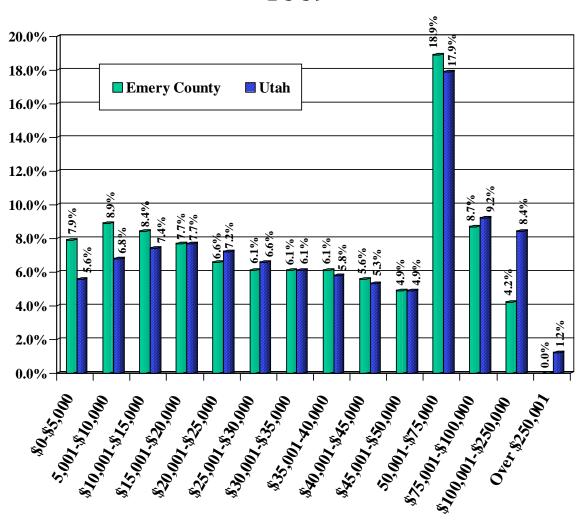


Source: U. S. Dept. of Commerce, Bureau of Economic Analysis.

Wages are just part of the income picture. The other income sources are dividends/interest/rents, and transfer payments. The high-income dividends/interest/rents are a lower percentage of income in Emery County. Transfer payments, on the other hand, are generally fixed-income and not usually high-income. These include social security, disability, welfare, etc., and are more sustenance payments than they are generators of wealth. Emery County's dependance on transfer payments, at 19%, is above that of the State of Utah. Correspondingly, wages are relatively less important.

Household income tax returns of county residents may also be analyzed. At the low-income levels, Emery County's percentage is substantially higher than the state's. As incomes climb, that percentage is near the state average, except at the highest levels where it is well below the state average.

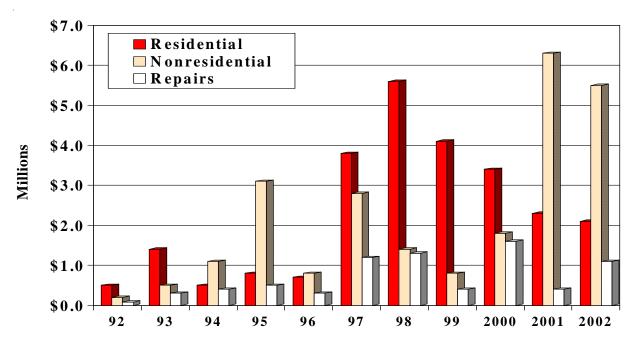
HOUSEHOLD INCOME INTERVALS REPORTED FROM INCOME TAX RETURNS EMERY COUNTY AND STATEWIDE AVERAGE 2001



Source: Utah State Tax Commission, Family Based Statistics of Income.



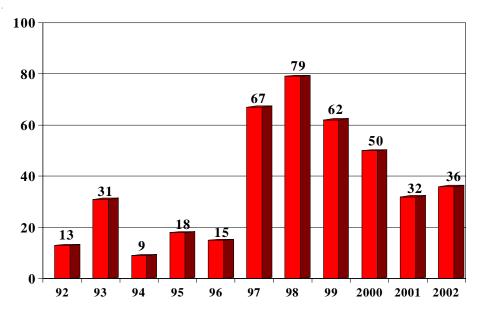
CONSTRUCTION PERMIT VALUES IN EMERY COUNTY RESIDENTIAL, NONRESIDENTIAL, REPAIRS 1992 - 2002



Source: Bureau of Economic and Business Research, University of Utah.

Construction activity in Emery County has been healthy throughout most of the 1990's. Residential valuation dominates, though nonresidential valuations have shown solid gains. Repairs valuation has been consistent over this decade, though typically it is smaller than residential or nonresidential construction values.

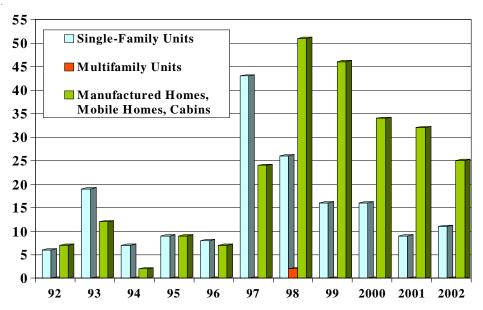
AUTHORIZED CONSTRUCTION DWELLING UNITS EMERY COUNTY 1992 - 2002



Authorized residential dwelling unit permit numbers have risen throughout the 1990's. strongest growth occurred from 1997-2000. Stable transportation, construction, and natural resource-based industries, along with growing retail trade, spurred housing growth.

Source: Bureau of Economic and Business Research, University of Utah.

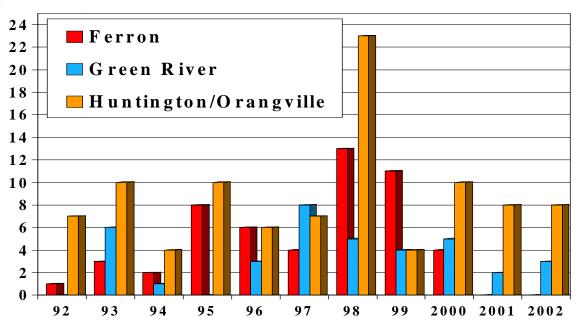
RESIDENTIAL PERMIT AUTHORIZATIONS SINGLE-FAMILY HOMES, MULTIFAMILY UNITS, AND MANUFACTURED HOMES/CABINS IN EMERY COUNTY 1992 - 2002



As a component of permit-authorized residential construction, manufacutrued housing units dominate. Construction of single-family units has been improving. Multi-family units are rare, and demand is weak.

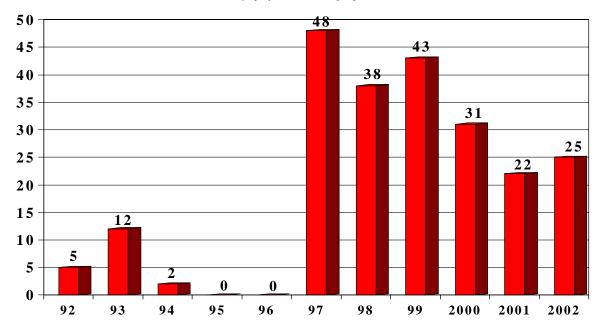
Source: Bureau of Economic and Business Research, University of Utah.

AUTHORIZED DWELLING UNITS FERRON, GREEN RIVER, HUNTINGTON & ORANGEVILLE 1992 -2002



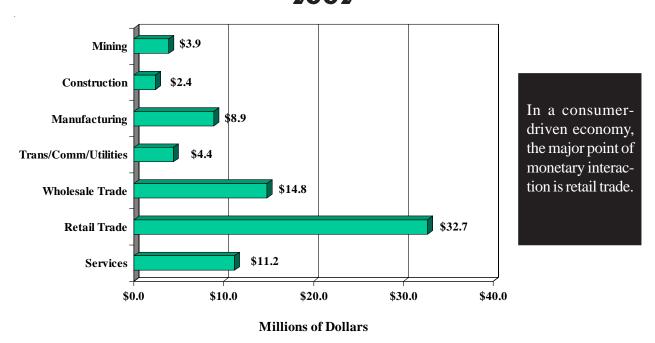
Source: Bureau of Economic and Business Research, University of Utah.

AUTHORIZED DWELLING UNITS OTHER EMERY COUNTY 1992 - 2002



Source: Bureau of Economic and Business Research, University of Utah.

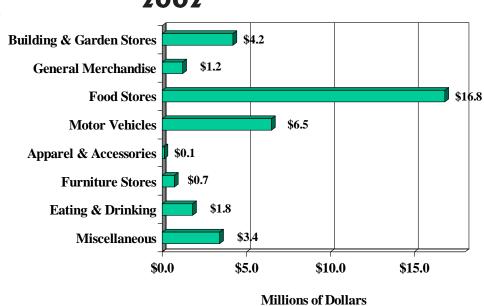
TAXABLE SALES BY MAJOR INDUSTRY EMERY COUNTY 2002



Source: Utah State Tax Commission.

TAXABLE SALES IN THE RETAIL TRADE INDUSTRY EMERY COUNTY 2002

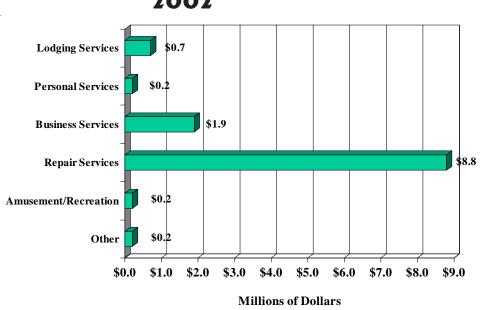
The majority of retail sales in Emery County are recorded at food stores and motor vehicles/service stations. Smaller sales occur at general merchandise stores, building and garden stores, and at eating and drinking places.



Source: Utah State Tax Commission.

TAXABLE SALES IN THE SERVICES INDUSTRY EMERY COUNTY 2002

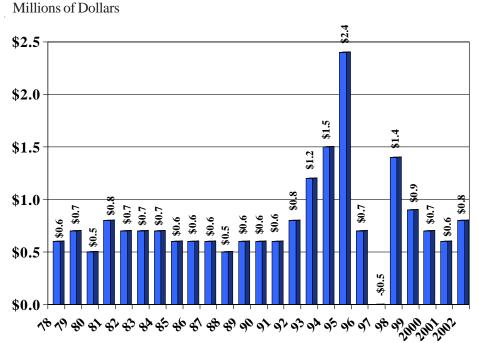
Services industry retail sales in Emery County are dominated by repair services for the mining industry equipment and for motor vehicles. Business services sales also contribute to the county's economy.



Source: Utah State Tax Commission.

ANNUAL GROSS TAXABLE ROOM RENTS EMERY COUNTY 1978-2002

Gross Taxable Room Rents in Emery County were steady during the 80s. In the 90's revenues began to rise as recreational opportunities began to be developed.



Source: Utah State Tax Commission.